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ORDINANCE NUMBER 2513

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW ABOVE GROUND FUEL STORAGE TANK LOCATED AT 2150 VALWOOD PARKWAY AND WITHIN THE PLANNED DEVELOPMENT NUMBER 22 (PD- 22) ZONING DISTRICT, AS AMENDED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance and Planned Development Ordinance No. 22 (PD-22); and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City

Whereas, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for an above ground fuel storage tank located at 2150 Valwood Parkway.

SECTION 2. That the above ground fuel storage tank shall be constructed and located in accordance with the approved site plan attached as Exhibit "A," including the following conditions:

1. The fuel storage tank shall function as an accessory use only in conjunction with the proposed greenhouse or plant nursery (commercial) development.
2. Prior to installation of the fuel storage tank, a fuel spill prevention plan for the proposed fuel storage shall be submitted to the City of Farmers Branch Environmental Specialist, and be subject to review and approval.
3. If the property owner chooses to relocate the proposed above ground fuel storage tank, a new specific use permit is required, prior to relocating the tank.
4. The proposed fuel storage tank shall be located on a paved concrete surface.

SECTION 3. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 4. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 5. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

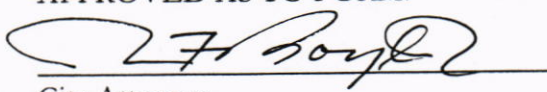
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 1st day of November, 1999.

APPROVED:



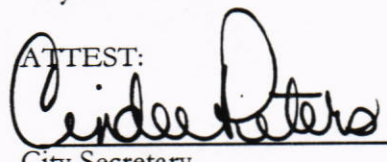
Mayor

APPROVED AS TO FORM:

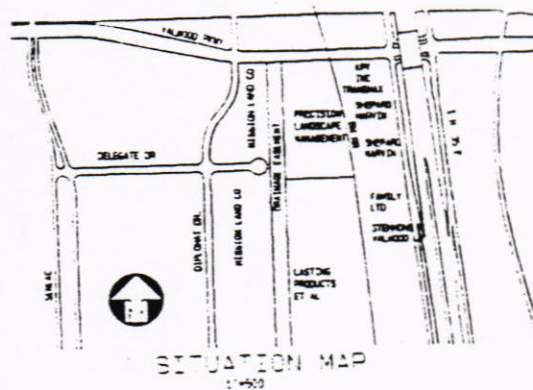
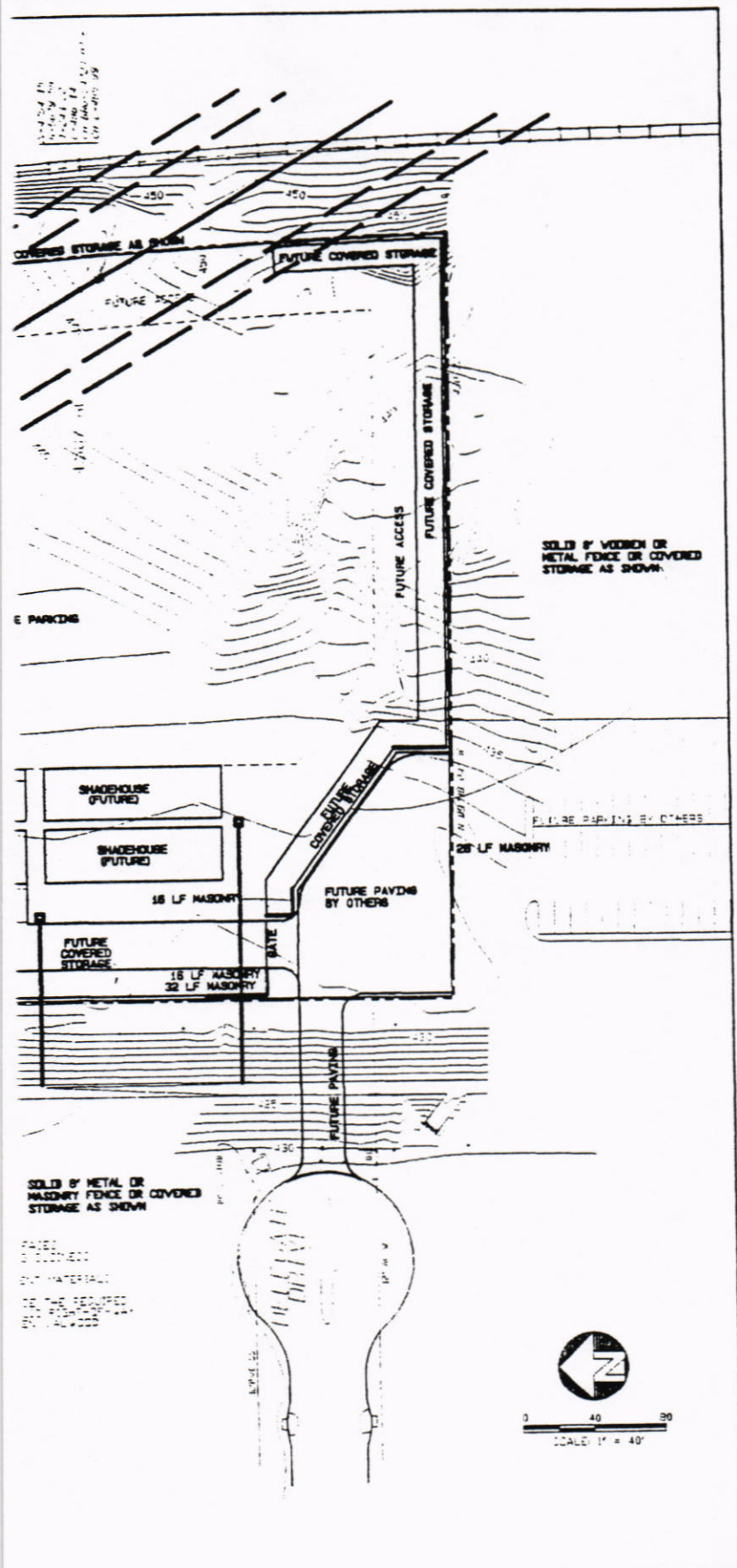


City Attorney

ATTEST:



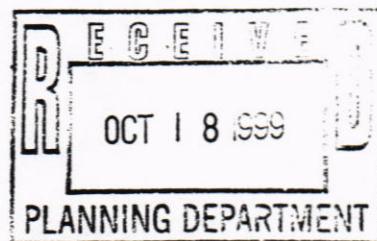
City Secretary



PRECISION LANDSCAPE MANAGEMENT, INC.
PROPOSED USE

ITEM	QUANTITY	UNIT PRICE	TOTAL
TOTAL SITE AREA	174,875 S.F.	\$1.00	\$174,875.00
BUILDINGS	21,325 S.F.	\$1.00	\$21,325.00
PARKING DRIVES & WALLS PHASE I	12,437 S.F.	\$1.00	\$12,437.00
PARKING DRIVES & WALLS FUTURE PHASES	10,903 S.F.	\$1.00	\$10,903.00
OPEN SPACE FLOOR TO AREA PAVED	10,903 S.F.	\$1.00	\$10,903.00
PAVING			
REQUIRED PARKING: 55 SPACES (5 NORTH)	55	\$1.00	\$55.00
PROVIDED PARKING OTHER THAN TRUCK, PHASE I, 3420 S.F.	3420	\$1.00	\$3,420.00
PROVIDED PARKING OTHER THAN TRUCK, FUTURE PHASES	3,420	\$1.00	\$3,420.00
PROVIDED TRUCK PARKING, 3420 S.F.	3420	\$1.00	\$3,420.00
PROVIDED TRUCK PARKING, 3420 S.F. FUTURE PHASES	3420	\$1.00	\$3,420.00
BUILDINGS - SEE BREAKDOWN			
SHEDHOUSE PHASE I	21,325 S.F.	\$1.00	\$21,325.00
SHEDHOUSE PHASE I	21,325 S.F.	\$1.00	\$21,325.00
SHEDHOUSE PHASE I	21,325 S.F.	\$1.00	\$21,325.00
SHEDHOUSE PHASE I	21,325 S.F.	\$1.00	\$21,325.00
COVERED STORAGE PHASE I	10,903 S.F.	\$1.00	\$10,903.00
COVERED STORAGE FUTURE PHASES	10,903 S.F.	\$1.00	\$10,903.00
LANDSCAPE REQUIREMENTS			
TOTAL FRONTAGE	174,875	\$1.00	\$174,875.00
NO. TREES REQUIRED	12	\$1.00	\$12.00
NO. TREES PROVIDED FRONTAGE ALONE	12	\$1.00	\$12.00
PLANTING TOTAL AREA MIN. REQ. CH	12,437	\$1.00	\$12,437.00
LANDSCAPING PROVIDED	12,437	\$1.00	\$12,437.00

REFER TO
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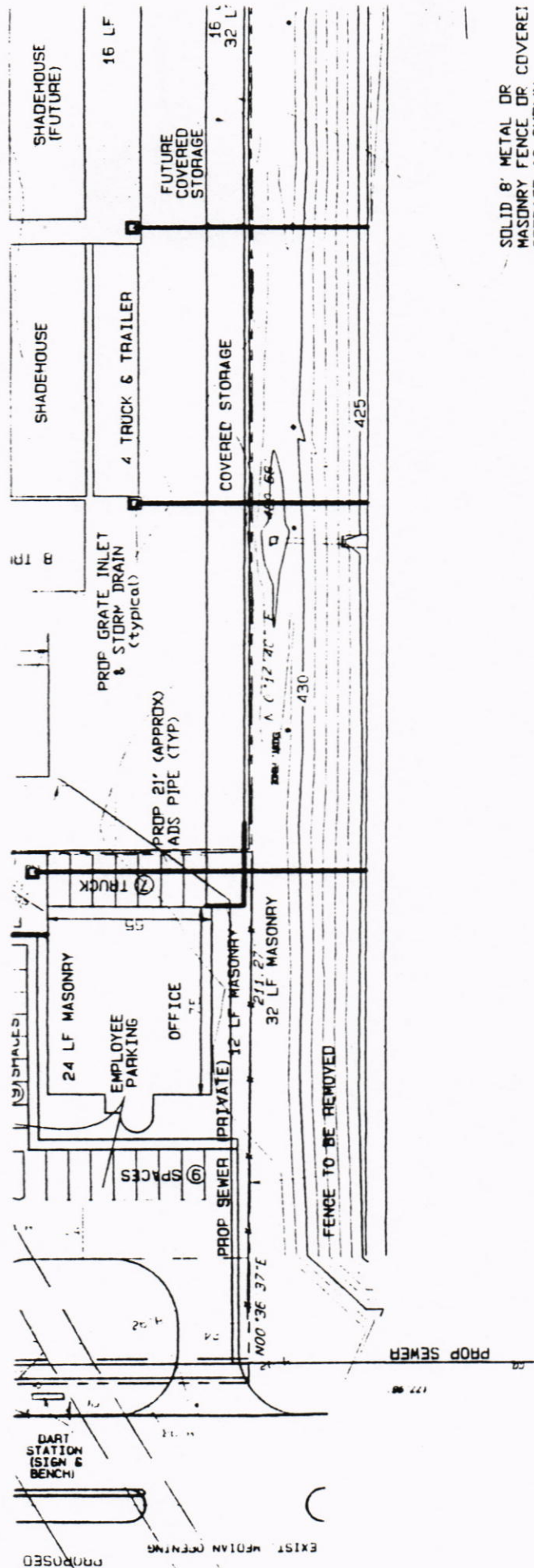


PRELIMINARY

PRECISION LANDSCAPE MANAGEMENT, INC.
PROPOSED FACILITIES
SITE PLAN
FARMERS BRANCH, TX

DATE: 10/18/99
JOB NO.: 1129701
SHEET NO.: 1
OF 2 SHEETS

EXHIBIT "A" (cont.)



SOLID 8' METAL OR
MASONRY FENCE OR COVERED
STORAGE AS SHOWN

NOTES:

1. COVERED STORAGE BUILDING ON WEST PROPERTY LINE WILL BE EXTENDED AT THE TIME OF CONSTRUCTION OF THE FUTURE SHADEHOUSES.
2. BUSINESS TRUCKS ASSIGNED AS PERSONAL VEHICLES MAY BE PARKED IN EMPLOYEE PARKING. TRAILERS, STORAGE MATERIALS, TOOLS, AND EQUIPMENT WILL NOT BE ALLOWED IN THE PARKING AREAS.
3. MATERIAL IN GRASS AND LIMB TRANSFER AREA WILL NOT BE STORED TO A HEIGHT GREATER THAN THAT OF THE PERIMETER WALL.
4. FUTURE COVERED STORAGE AREAS, WHEN CONSTRUCTED, WILL BE LANDSCAPED WITH EVERGREEN SHRUBS ADJACENT TO ALL ARCHITECTURAL METAL WALLS, WITH THE EXCEPTION OF THE EAST SIDE.
5. NO OUTSIDE STORAGE, INCLUDING WITHOUT LIMITATION, EQUIPMENT, MATERIALS, VEHICLES, WILL BE PERMITTED ON THE SUBJECT PROPERTY EXCEPT FOR THOSE ITEMS IN AREAS SHOWN ON THE SITE PLAN OR THOSE ITEMS WHICH ARE IN THE PROCESS OF BEING LOADED OR UNLOADED. ALL VISIBLE TOOLS AND EQUIPMENT SHALL BE REMOVED FROM ANY OPEN BED VEHICLE OR OPEN BED TRAILER WHEN THE VEHICLES OR TRAILERS ARE PARKED ON SITE FOR MORE THAN EIGHT HOURS. VEHICLES MUST NOT BE PARKED IN UNPAVED AREAS. TRUCKS AND TRAILERS SHALL NOT BE PARKED OUTSIDE DESIGNATED AREAS FOR MORE THAN EIGHT HOURS UNLESS THEY ARE IN THE PROCESS OF LOADING OR UNLOADING PLANTS, TREES, SHRUBS, FLOWERS OR OTHER LANDSCAPING PRODUCT OR MATERIALS.
6. ALL OUTSIDE STORAGE MUST BE FULLY SCREENED FROM VIEW FROM THE NORTH, WEST, AND SOUTH SIDES OF THE PROPERTY AT ALL TIMES.
7. THE SHADEHOUSE STRUCTURES, AS SHOWN ON THE SITE PLAN, MUST BE MAINTAINED FULLY COVERED AT ALL TIMES. TORN, EXCESSIVELY WORN AND TATTERED SHADEHOUSE COVERS SHALL BE PROMPTLY REPLACED. AT NO TIME SHALL ANY PORTION OF THE SHADEHOUSE FRAMES BE EXPOSED, EXCEPT DURING PERIODS OF REPLACEMENT.
8. THERE SHALL BE NO VEHICULAR MOVEMENT ON UNIMPROVED SURFACES.
9. THE FUEL STORAGE AREA WILL BE FOR THE PURPOSE OF FUELING BUSINESS VEHICLES AND EQUIPMENT, AND WILL BE LOCATED ON PAVEMENT.
10. FIRELANES WILL BE PAVED WITH CONCRETE. ALL OTHER PAVEMENT MATERIALS WILL BE DETERMINED AT TIME OF CONSTRUCTION.
11. VARIANCE REQUESTED TO ALLOW THE DEVELOPER TO NOT PROVIDE THE REQUIRED SHRUBBERY HEDGEROW ALONG PARKING AREAS VISIBLE FROM PUBLIC RIGHT-OF-WAY SINCE APPLICANT IS PROPOSING A MINIMUM 3' HIGH BERM BETWEEN VALUWOOD PARKWAY AND PARKING AREAS.

SEAL



LASTING
PRODUCTS
ET AL

SITUATION MAP

1"=500'

DESIGNED BY: O.E.

NOTE AND REVISIONS

SEAL

STATISTICAL SUMMARY BLOCK

NAME OF PROJECT:	PRECISION LANDSCAPE MANAGEMENT, INC.
PROPOSED USE:	LANDSCAPING SERVICES
TOTAL SITE AREA	278,676 S.F. 6.398 AC.
BUILDINGS	21,825 S.F. 7.8%
PARKING, DRIVES & WALKS (phase I):	36,611 S.F. 13.1%
PARKING, DRIVES & WALKS (future phases):	149,437 S.F. 53.6%
OPEN SPACE	70,803 S.F. 25.5%
FLOOR TO AREA RATIO:	0.078:1
PARKING	
REQUIRED PARKING: (55 prod; 5 mgmt)	43 SPACES
PROVIDED PARKING (Other Than Truck, Phase I, 9x20 typ.):	44 SPACES
PROVIDED PARKING (Other Than Truck, Future Phases, 9x20, typ.):	53 SPACES
PROVIDED TRUCK PARKING, 9x36 typ. (Phase I) (9,930 sf):	31 SPACES
PROVIDED TRUCK PARKING, 9x36 typ. (Future Phases) (45,000 sf):	125 SPACES
BUILDING USE BREAKDOWN:	
SHADEHOUSES (Phase I):	9,000 S.F. 36.3%
OFFICE (Phase I):	4,875 S.F. 19.6%
WAREHOUSE (Phase I):	4,950 S.F. 19.9%
SHADEHOUSES (Future Phases):	6,000 S.F. 24.2%
COVERED STORAGE (Phase I):	5,800 S.F.
COVERED STORAGE (Future Phases):	9,500 S.F.
LANDSCAPE REQUIREMENTS	
TOTAL FRONTAGE:	364 ln ft
NO. TREES REQUIRED:	12
NO. TREES PROVIDED (FRONTAGE ALONE):	12
5% OF TOTAL AREA (MIN. REQ'D):	13,934 sf
LANDSCAPING PROVIDED:	20,530 sf